006.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,089,000 / 1,089,000
					USE VALUE:	1,089,000 / 1,089,000
					ASSESSED:	1,089,000 / 1,089,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HURLEY ROBERT J
Owner 2:	BYRNE JOHN J
Owner 3:	
Street 1:	30 ORVIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HURLEY JOHN P & ELEANOR M -
Owner 2:	-
Street 1:	30 ORVIS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,514 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3267 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4514.000	639,600	5,100	444,300	1,089,000
Total Card	0.104	639,600	5,100	444,300	1,089,000
Total Parcel	0.104	639,600	5,100	444,300	1,089,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.31 | /Parcel: 333.3

Legal Description

User Acct 5675

GIS Ref

GIS Ref

Insp Date 09/13/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 006.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	639,500	5100	4,514.	444,300	1,088,900	1,088,900	Year End Roll	12/18/2019
2019	104	FV	467,800	5100	4,514.	472,100	945,000	945,000	Year End Roll	1/3/2019
2018	104	FV	359,000	5100	4,514.	344,400	708,500	708,500	Year End Roll	12/20/2017
2017	104	FV	336,300	5100	4,514.	299,900	641,300	641,300	Year End Roll	1/3/2017
2016	104	FV	336,300	5100	4,514.	255,500	596,900	596,900	Year End	1/4/2016
2015	104	FV	299,100	5100	4,514.	249,900	554,100	554,100	Year End Roll	12/11/2014
2014	104	FV	299,100	5100	4,514.	205,500	509,700	509,700	Year End Roll	12/16/2013
2013	104	FV	311,400	5100	4,514.	195,500	512,000	512,000		12/13/2012

!598!

PRINT

Date	Time
12/10/20	16:21:14

LAST REV

Date	Time
12/26/19	10:32:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 598

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURLEY JOHN P &	68773-517		1/18/2017	Estate/Div	1,060,000	No	No	4	JOHN P HURLEY SR D.O.D. 2/13/2016 BK 68773 PG
	11742-215		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	5675
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1513	Siding	37,000					
7/14/2017	855	Insulate	7,572	C				
4/11/2017	400	New Wind	11,800	C				
3/21/2017	301	Add Bath	20,000	O				REMOD KITCH & ADD
3/21/2017	302	Add Bath	15,000	O				aDD NEW 2ND FL BAT
3/8/2017	239	Inter-De	5,000	O				
10/29/2015	1671	Renovate	20,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2019	Mail Update	JO	Jenny O
3/9/2018	SQ Returned	EMK	Ellen K
9/13/2017	Measured	DGM	D Mann
9/13/2017	Left Notice	DGM	D Mann
12/21/2016	Measured	DGM	D Mann
1/29/2009	Meas/Inspect	294	PATRIOT
11/6/2000	Hearing Chag	264	PATRIOT
10/20/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4514		Sq. Ft.	Site		0	80.	1.23	1									444,336						444,300	

Total AC/HA: 0.10363 | Total SF/SM: 4514 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 444,336 | Spl Credit | Total: 444,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97137117
Const Adj.:	1.00370085
Adj $ / SQ:	165.744
Other Features:	176500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	785692
Depreciation:	146139
Depreciated Total:	639553

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 6 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	6	2	
Totals			
2	13	6	

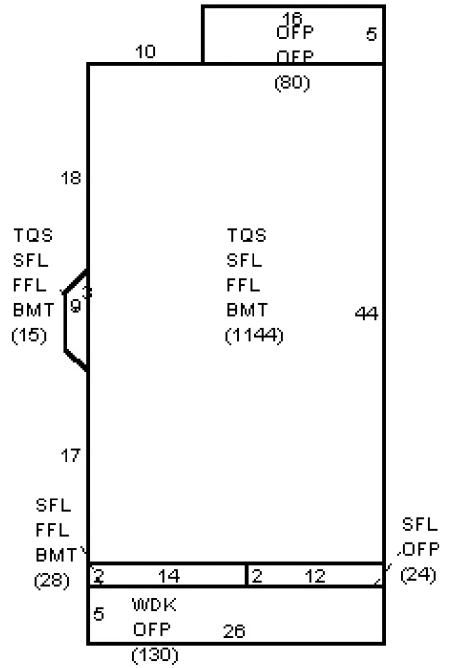
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	165.74
Special Features:	0	Val/Su Net:	130.58
Final Total:	639600	Val/Su SzAd	195.76

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,211	165.740	200,716
BMT	Basement	1,187	49.720	59,022
FFL	First Floor	1,187	165.740	196,738
TQS	3/4 Story	869	165.740	144,073
OFP	Open Porch	314	21.840	6,856
WDK	Deck	130	13.740	1,787

Net Sketched Area: 4,898 | Total: 609,192

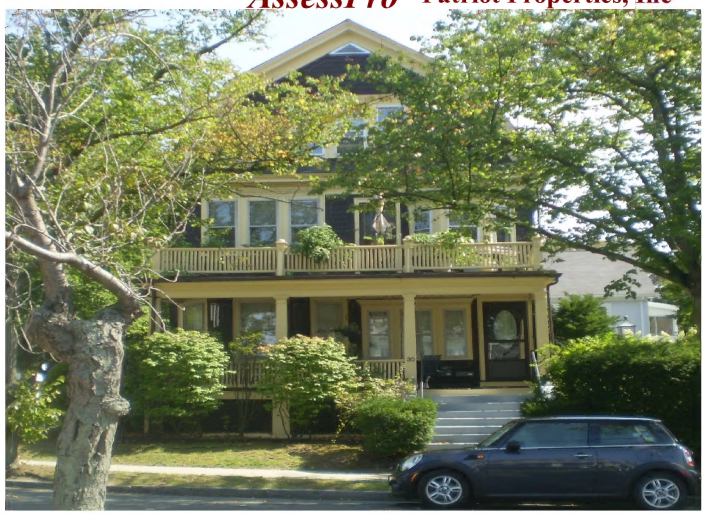
Size Ad 3267.25 | Gross Are 5188 | FinArea 3267

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100